



For Immediate Release

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November 2010 Monthly Housing Statistics from SDAR

Home Sales Remain Slow, Median Prices Rise Slightly

(SAN DIEGO, Calif. – December 10, 2010) Attached are the November 2010 Multiple Listing Service (MLS) statistics provided by the [San Diego Association of REALTORS®](http://www.sdar.com) (SDAR).

Sales of all properties in November slowed eight and half percent since October. Detached home sales were down almost nine percent, while attached were down eight percent. Last month posted 14.5 percent fewer sales than November of 2009. Year-to-date sales through November are down 6.2 percent compared to this time last year. Properties spent significantly more time on the market, with an average of 87 days in November; almost 28 percent more days on average compared to last November.

In contrast to previous month-to-month comparisons, the median sales price in November increased slightly since October. Median sales prices have remained steady. Year-to-date in November shows an eight percent increase over last year.

“Because of the holiday season, another month of fewer sales is not at all unexpected,” says Mark Marquez, 2010 SDAR President. “We are hopeful that the early part of 2011 will post better numbers. Rates remain low and San Diego has about six months of available inventory; both are a plus for buyers. We are closely watching the proposals with regards to the Mortgage Interest Deduction which is an important incentive for homeownership. Just the idea of limiting or eliminating that deduction could keep many buyers on the fence and delay the housing recovery even further.”

Here are highlights of the statistics:

Total Sold Listings Comparing November 2010 to October 2010

- **Detached: 8.9 percent decrease**
November 2010 = 1,365 October 2010 = 1,499
- **Attached: 8.2 percent decrease**
November 2010 = 732 October 2010 = 798

Total Sold Listings Comparing November 2010 to November 2009

- **Detached: 13.0 percent decrease**
November 2010 = 1,365 November 2009 = 1,571
- **Attached: 16.9 percent decrease**



November 2010 = 732

November 2009 = 881

Total Year-to-Date Sold Listings Comparing 2010 to 2009

- **Detached: 7.3 percent decrease**
2010 = 18,959 2009 = 20,457
- **Attached: 4.0 percent decrease**
2010 = 10,436 2009 = 10,874

Average Days on Market Comparing November 2010 to October 2010

- **Detached: 3.9 percent increase**
November 2010 = 80 days October 2010 = 77 days
- **Attached: 11.2 percent increase**
November 2010 = 99 days October 2010 = 89 days

Average Days on Market Comparing November 2010 to November 2009

- **Detached: 19.4 percent increase**
November 2010 = 80 days November 2009 = 67 days
- **Attached: 39.4 percent increase**
November 2010 = 99 days November 2009 = 71 days

Year-to-Date Average Days on Market Comparing 2010 to 2009

- **Detached: 2.7 percent increase**
2010 = 74 days 2009 = 72 days
- **Attached: 11.8 percent increase**
2010 = 85 days 2009 = 76 days

Median Sales Price Comparing November 2010 to October 2010

- **Detached: 1.4 percent increase**
November 2010 = \$389,900 October 2010 = \$384,500
- **Attached: 0.7 percent increase**
November 2010 = \$215,000 October 2010 = \$213,500



Median Sales Price Comparing November 2010 to November 2009

- **Detached: 3.97 percent increase**
November 2010 = \$389,900 November 2009 = \$375,000
- **Attached: 3.1 percent decrease**
November 2010 = \$215,000 November 2009 = \$222,000

Year-to-Date Median Sales Price Comparing 2010 to 2009

- **Detached: 9.37 percent increase**
2010 = \$385,000 2009 = \$352,000
- **Attached: 7.3 percent increase**
2010 = \$220,000 2009 = \$205,000

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